

REGULAR MEETING
REDEVELOPMENT AGENCY MEETING

APRIL 9, 2002

CALL TO ORDER – 7:32 P.M.

REGULAR MEETING

Directors Present: Metropulos, Cook, Wright, Bauer, Warden

Directors Absent: None

Staff Present: Executive Director Kersnar, Acting Agency Attorney Reubens, Deputy Agency Secretary Harrington

PUBLIC/DIRECTORS COMMENTS

Chair Warden invited comments on anything not on the Redevelopment Agency Agenda. There was no response.

CONSENT CALENDAR

Approval of Minutes: Regular Meeting February 12, 2002 and March 12, 2002.

Approval of Warrants dated April 1, 2002 in total amount of \$74.70

Action: Moved by D. Bauer, seconded by D. Wright and approved unanimously, by show of hands to adopt the Consent Calendar.

ADDITIONAL BUSINESS

Redevelopment Agency Capital Projects/Bond Prioritization Five-Year Capital Improvement Program.

Executive Director Kersnar recommended that the Directors allocate \$4 million of the \$7.6 million available from the Proceeds of the 1999 Series RDA Bonds for capital improvements. The remaining \$3.6 million would remain undesignated and would be allocated in Phase 2.

Executive Director Kersnar outlined the projects:

Utility Undergrounding (Old County Road) a \$2 million project, with half the funding from the RDA and half from Rule 20A money (PG&E). Executive Director Kersnar estimated it would cost \$400,000 to design the project in fiscal year 02/03 with a two year construction schedule.

Plaza/Old County Road a \$250,000 placeholder out of the total \$1,000,000 to be expended in next fiscal year to supplement potential grant funding. The Plaza project would return to the RDA for the full scope of work. The expenditure in 03/04 of \$50,000 would be for design of streetscape improvements. Executive Director Kersnar noted it would be phased behind the Utility Undergrounding at Old County Road. The streetscape improvements would be \$350,000 in each of the two years after that.

Façade Improvements has a budget of \$200,000 per year over the next 5 years.

Low-Moderate Income Fund Land Acquisition Reimbursements Approximately \$450,000 needs to be repaid from the RDA General Fund to the LMI Fund, this year. Staff will bring back a draft plan for the housing fund, which would include that \$450,000.

Block 4 Specific Plan to begin in fiscal year 03/04 with a \$200,000 expenditure. Executive Director Kersnar recommended beginning the General Plan process before starting the Block 4 Specific Plan.

Street Improvements, a \$300,000 placeholder for an undetermined project.

D. Wright, noted that two of the Block 4 land owners would like to start on their projects and wondered how do we reconcile that with the Redevelopment Agency plans?

Executive Director Kersnar stated the funding was in place for Block 4 Specific Plan, it was a matter of staff time. Staff Resources would be tied up with the development of the General Plan, however contracted resources could be used for the Block 4 Specific Plan.

Community Development Director Ewing stated the fundamental question to ask is what do the Directors want the specific plan to do? He stated that if the purpose of the specific plan was to serve beyond the current regulations, if the vision for Block 4 is substantially different or if it involved more square footage. Then the specific plan had some importance. If the purpose was to recast the current policies in a sharper document, then the Specific Plan was not as important.

Ms. Wiecha, 860 Miramar Terrace, Planning Commissioner, stated that Block 4 was one of the primary gateways to Belmont and was a focal point of downtown. She urged the Directors to put a higher priority on this project.

The Directors discussed the history of Block 4, the staff hours expended, the private proposals submitted, the possibility of using a contractor for the Specific Plan and concurred that the Block 4 Specific Plan should have a higher priority on the list.

D. Cook suggested using a portion of the undesignated money for the Block 4 project. She noted that this is a project where the city does not own any of the property.

D. Warden suggested using the undesignated money for a façade improvement on the Blockbuster building, traffic circulation in that area, restriping of the Block 4 parking lot, and possible retail on Ralston Avenue.

Executive Director Kersnar suggested making the expense of circulation and access improvements a development requirement.

D. Cook stated that it was critical for the long identified RDA projects to move forward.

Executive Director Kersnar suggested the Directors move the \$200,000 to Fiscal Year 02/03 and staff would return with a recommendation if the amount needed to be adjusted.

Action: on Motion by D. Wright, seconded by D. Cook and approved unanimously, by a show of hands, to approve the Five-Year Capital Improvement Program recommendation as presented with the adjustment of moving the Block 4 Specific Plan to year 02/03.

ADJOURNMENT: At this time being 8:P.M. this meeting was adjourned to the Regular Council Meeting.

Sheila Harrington

Deputy Agency Secretary

Meeting Tape Recorded and video taped

Tape No. 522